



HAYMAN-JOYCE

# FOSSE MANOR FARM

STRATFORD ROAD  
MORETON-IN-MARSH  
GLOUCESTERSHIRE  
GL56 9NQ

EXTENSIVE DETACHED HOUSE  
(3,822 SQ.FT.) WITH  
OUTBUILDINGS AND FLAT,  
SET IN 6.45 ACRES, ON THE  
EDGE OF TOWN.

## SITUATION

Attractive north Cotswold market town situated near the borders of Oxfordshire and Warwickshire

Comprehensive facilities including doctors, GP Surgeries, dentist, restaurants, public houses, range of shops, supermarkets and popular Tuesday market

Batsford Arboretum & Garden Centre is about 1.5 miles away

The award-winning Daylesford Farm Shop with the exclusive 'Bamford Wellness Spa' is about 8 miles away  
The Members' Club, Soho Farmhouse, is about 16.5 miles away

The mainline station is 15 minutes' walk with train services reaching Oxford from 30 minutes and Paddington from 92 minutes

Other towns within easy reach are Stratford-upon-Avon (16 miles), Cheltenham (23) and Oxford (27)

Guide Price £1,500,000

**HAYMAN-JOYCE**

High Street, Moreton-in-Marsh  
Gloucestershire  
GL56 0AX  
01608 651188  
[moreton@haymanjoyce.co.uk](mailto:moreton@haymanjoyce.co.uk)





## THE PROPERTY

- Originally built in 1973 and occupying a prominent position on the northern outskirts of the town, Fosse Manor Farm offers substantial and highly versatile accommodation, complemented by a number of outbuildings, two paddocks and grounds extending to an overall plot of approx. 6.45 acres
- Having been a much-loved home for the current owners for the last 40 years, the property provides an ideal opportunity for a purchaser seeking space, flexibility and a semi-rural setting within easy reach of the town
- The property is entered via an impressive entrance porch with solid oak double doors and decorative stained-glass secondary glazed windows, with French doors opening into a spacious reception hall with a striking bespoke central oak staircase, original parquet flooring and connecting doors to the majority of the ground floor accommodation, including the large downstairs cloakroom
- To the right of the reception hall is the formal dual-aspect sitting room has parquet flooring and an attractive feature fireplace, and access to the kitchen/breakfast room
- The well-appointed dual-aspect kitchen/breakfast room offers an excellent range of wall and floor units, oak work surfaces with a counter-top ceramic sink, integrated wine rack, fitted corner AGA with overhead extractor hood, integrated eye-level Neff double oven and Miele dishwasher and low-level fridge, Karndean flooring and access to the lobby/boot room. The kitchen also enjoys delightful views across the landscaped gardens and adjoining paddocks beyond
- The practical lobby/boot room provides additional space for a fridge and separate freezer, hanging space for coats, ceramic tiled flooring and a uPVC covered porch leading to the landscaped rear gardens
- Off the lobby/boot room, is a utility offering further fitted wall and floor units, an eye-level Neff double oven, laminated granite-effect work surface with counter-top ceramic sink, AEG two-ring ceramic hob, and wall-mounted system boiler
- To the opposite side of the house are three attractive interconnecting reception rooms, all retaining the original parquet flooring
- These comprise a study/library fitted with extensive book shelving and oak double doors leading to the drawing room with French doors opening to the lean-to conservatory, and separate access to the lobby/boot room, with double doors opening to the dining room enjoying a dual-aspect outlook offering great views of the surrounding grounds
- The first floor accommodation is centred around a stunning galleried landing connecting to five generously proportioned bedrooms, including two with en-suite facilities, dressing area, together with a large family bathroom
- A generous study provides panoramic views of the adjoining paddocks

- The accommodation has in recent times, been split to accommodate living for two family units. With a small amount of re-arrangement this could be remodelled into one main residence

## THE GROUNDS

- The overall grounds consist of attractive wraparound gardens and two adjoining paddocks with separate vehicular gated access
- Directly behind the property, is a beautifully landscaped section of garden, featuring extensive paved terraces, gravelled seating areas and a stunning raised circular fountain. A recently installed detached summer house provides a versatile space with power, lighting and heating
- The large terrace continues around to the front of the property, with extensive shrubbery and specimen trees, interspersed with sections of gravel, and an octagonal greenhouse, and a further raised circular fountain, in need of recommissioning, and takes full advantage of views across the surrounding land
- The wide double garage has twin up-and-over metal doors, light and power, and an adjoining wc and a good-size utility with space and plumbing for a washing machine, separate tumble dryer and a working sink, and stairs rising to the self-contained first floor flat, which is in need of refurbishment
- The flat consists of a fitted kitchen/breakfast room, sitting room and a double bedroom with en-suite bathroom, offering great potential for guest accommodation, a rental income or an annex facility for an elderly relative
- The original stable wing, has been subsequently converted into an art gallery, although the stable doors remain in place, offering scope for reinstatement to equestrian use, with a few cosmetic alterations, if required
- To the front, a generous gravelled driveway provides parking for numerous vehicles, with gated vehicular access to the small paddock located behind the stable wing with separate gated vehicular access to the main paddock leading off Fosse Way
- The front entrance has high stone walling fronting the main road, with a central driveway and two sections of lawns interspersed with an abundance of trees, leading to the house and garaging
- Two fenced paddocks of 4.54 acres and 0.81 acres have a separate road access

## SERVICES

- Main water and electricity are connected
- LPG gas central heating
- Private septic tank drainage
- Average broadband speeds advertised within this postcode are up to 53.3 Mbps
- Full-fibre broadband is available
- EPC Band E – Fosse Manor Farm
- EPC Band E – Annexe, Fosse Manor Farm

## DIRECTIONS

- From the High Street of Moreton-in-Marsh head north on the A429 (Fosse Way)
- As you leave the town, the property will be found after approx. 300 metres, on the left through wrought iron gates
- what3words: princes.harsh.ripen

## OUTGOINGS

- Council tax – currently band G
- Tax payable for 2026/27 - £4,020.08

## TENURE & POSSESSION

- Freehold with vacant possession on completion

## VIEWING

- Strictly by prior appointment with the sole selling agents:

H A Y M A N - J O Y C E  
01608 651188

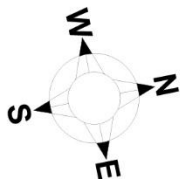


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## IMPORTANT NOTICE

1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
3. Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing.
4. Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware.
5. We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order.
6. Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.

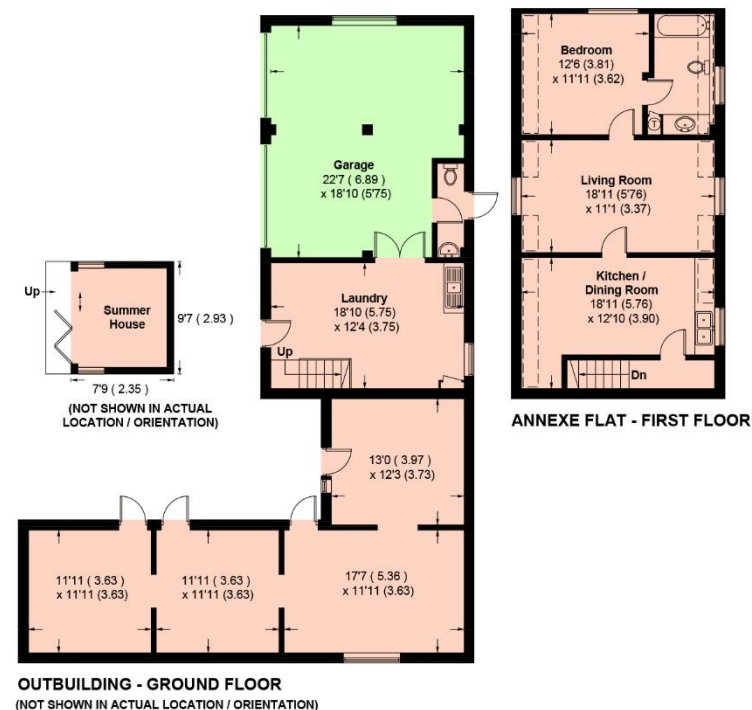
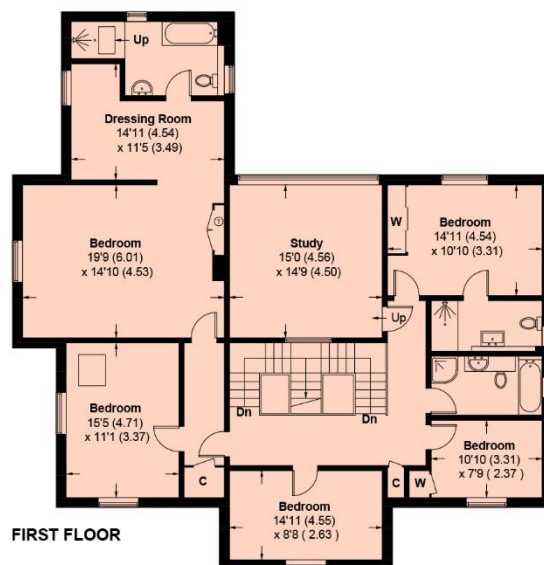
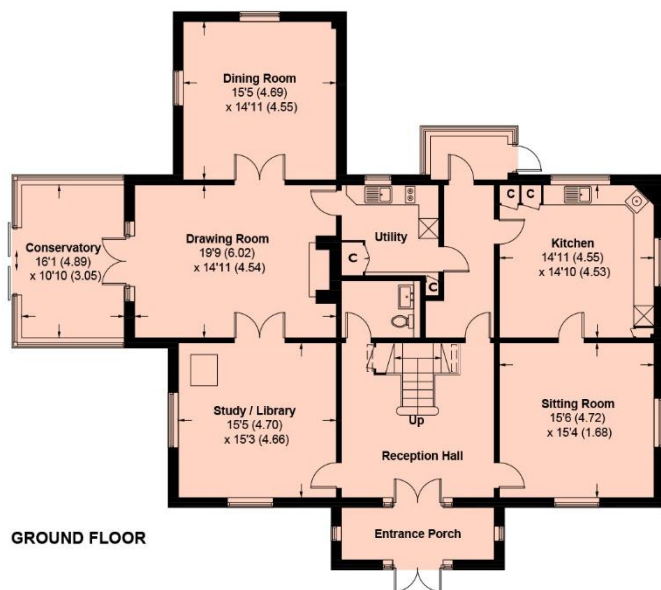




# Fosse Manor Farm, Stratford Road, Moreton-in-Marsh GL56 9NQ

Approximate Area = 355.1 sq m / 3822 sq ft  
 Annexe Flat + Outbuildings = 197.5 sq m / 2126 sq ft  
 Total = 552.6 sq m / 5948 sq ft  
 (Including Garage)

For identification only - Not to Scale



**HAYMAN-JOYCE**

M O R E T O N - I N - M A R S H • M A Y F A I R  
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